177.0	0009	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	890,000 / 890,000
					USE VALUE:	890,000 / 890,000
					ASSESSED:	890,000 / 890,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLIAMS VIRGINIA A
Owner 2:	ANDERSON ROSEMARY H
Owner 3:	
Street 1:	56 PIEDMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WILLIAMS VIRGINIA A -
Owner 2:	-
Street 1:	56 PIEDMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 3496 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	491,000		399,000	890,000
Total Card	0.115	491,000		399,000	890,000
Total Parcel	0.115	491,000		399,000	890,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 254.61 | /Parcel: 254.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	120238
GIS Ref	
GIS Ref	
Insp Date	08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0009-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	491,000	0	5,000.	399,000	890,000	890,000	Year End Roll	12/18/2019
2019	101	FV	379,400	0	5,000.	393,300	772,700	772,700	Year End Roll	1/3/2019
2018	101	FV	379,400	0	5,000.	302,100	681,500	681,500	Year End Roll	12/20/2017
2017	101	FV	379,400	0	5,000.	285,000	664,400	664,400	Year End Roll	1/3/2017
2016	101	FV	379,400	0	5,000.	262,200	641,600	641,600	Year End	1/4/2016
2015	101	FV	349,600	0	5,000.	245,100	594,700	594,700	Year End Roll	12/11/2014
2014	101	FV	349,600	0	5,000.	225,700	575,300	575,300	Year End Roll	12/16/2013
2013	101	FV	349,600	0	5,000.	225,700	575,300	575,300		12/13/2012

!13951!

PRINT

Date	Time
12/11/20	03:50:23

LAST REV

Date	Time
10/02/18	12:16:18
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13951

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAMS VIRGIN	55095-337		8/2/2010		99	No	No		
MCCLOSKEY JOHN/	25452-567		6/30/1995		238,000	No	No		Y

USER DEFINED

Prior Id # 1:	120238
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/26/2008	1458	Inter Fi	116,850	C		G10	GR FY10	INT FINISH, SIDING
6/6/2008	574	Addition	200,000	C	7/7/2008	G10	GR FY10	GUT REHAB, 3rd LEV
4/25/2008	402	Demoliti	46,840	C		G10	GR FY10	gut int & remove s
6/22/2005	515	Re-Roof	4,000					
3/15/1995	107		1,000					ADD 10X14 WDK
2/21/1995	68		2,500					ADD TO 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
12/16/2008	Measured	345	PATRIOT
7/7/2008	Fieldrev-Chg	BR	B Rossignol
1/4/2000	Mailer Sent		
12/30/1999	Entry Denied	243	PATRIOT
7/22/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.95038617
Const Adj.:	0.99989998
Adj $ / SQ:	99.781
Other Features:	117975
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514652
Depreciation:	23674
Depreciated Total:	490978

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

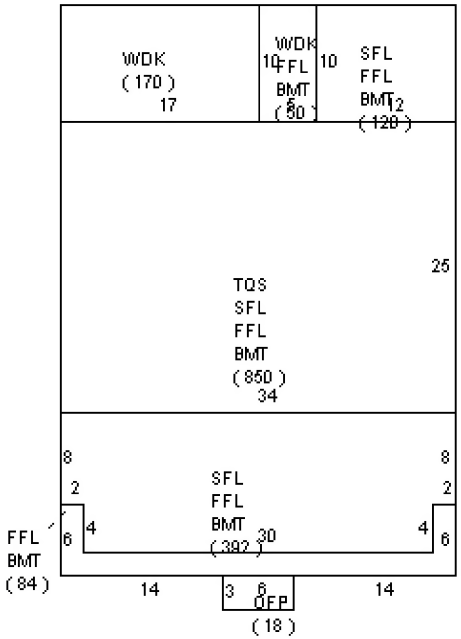
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	99.78
Special Features:	0	Val/Su Net:	93.88
Final Total:	491000	Val/Su SzAd	140.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,496	29.930	44,782
FFL	First Floor	1,496	99.780	149,272
SFL	Second Floor	1,362	99.780	135,901
TQS	3/4 Story	638	99.780	63,610
WDK	Deck	220	10.540	2,320
OFP	Open Porch	18	44.000	792

Net Sketched Area:	5,230			Total:	396,677
Size Ad	3495.5	Gross Are	5442	FinArea	3496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0009-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	